

City of Belmont

Application for Zoning Board of Adjustment Hearing

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|------------------------------|---------------------------------------|
| For Office Use Only | Application Number BA- _____. |
| Date Filed / / | Date of BOA Meeting / / |

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|--|---|
| <input type="checkbox"/> Appeal – \$451.00 | <input type="checkbox"/> Variance – \$300.00 [single-family residential] |
| <input type="checkbox"/> Variance – \$451.00 [other] | |

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|-------------------------------|--------------------|
| Description of request | <hr/> <hr/> |
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|---|-----------------------------|
| Applicant information | |
| Name | _____ |
| Address | _____ |
| City | _____ State _____ ZIP _____ |
| Telephone () | _____ - _____ Email: _____ |
| Property owner information (if different from applicant) | |
| Name | _____ |
| Address | _____ |
| City | _____ State _____ ZIP _____ |
| Telephone () | _____ - _____ Email: _____ |

| |
|--|
| Property location and description |
| Address _____ |

Section(s) of the Land Development Code requesting relief from:

| | |
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| Applicant's description of why a variance from the terms of these provisions is needed. | ----- ----- ----- ----- ----- ----- |
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The Board of Adjustment, after having held a public hearing to consider the variance request, will address each of the following findings of fact and draw the following conclusions in order to render their decision:

- 4) .
 - 1. Unnecessary hardship would result from the strict application of the ordinance. (**NOTE:** It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property.);
 - 2. The hardship results from the conditions that are peculiar to the property, such as location, size or topography. (**NOTE:** Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.);
 - 3. The hardship did not result from actions taken by the applicant or the property owner. (**NOTE:** The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship); and,
 - 4. The requested variance is consistent with the spirit, purpose and intent of the ordinance such that public safety is secured and substantial justice is achieved.

The applicant is asked to address each of these findings as they pertain to their variance request. Please use additional sheets if necessary. In order to grant a variance, each of the findings must be found in the affirmative by the Board of Adjustment by a 4/5 majority of the Board's membership.

Request for Variance

1) Unnecessary hardship would result from the strict application of the ordinance. (**NOTE:** It shall not be necessary to demonstrate that, in the absence of the variance, no reasonable use can be made of the property. This statement is based upon the following reason(s):

2) The hardship results from the conditions that are peculiar to the property, such as location, size or topography. (**NOTE:** Hardships resulting from personal circumstances, as well as hardships resulting from conditions that are common to the neighborhood or the general public, may not be the basis for granting a variance.);

3) . This statement is based upon the following reason(s):

3) The hardship did not result from actions taken by the applicant or the property owner. (**NOTE:** The act of purchasing property with knowledge that circumstances exist that may justify the granting of a variance shall not be regarded as a self-created hardship. This statement is based upon the following reason(s):

4) . This statement is based upon the following reason(s):

Appeals Request Description

Written decisions of the Zoning Administrator may be appealed to the Board of Adjustment within thirty (30) days from receipt of the Administrator's decision.

Please attach a copy of the written decision of the Zoning Administrator that is being appealed.

Please enter the date that you received this written notice: _____

Please indicate if you would like an expedited hearing date (i.e., a hearing to occur as early as fifteen (15) days from the date the application is received and filed): Yes ___ No ___

| | |
|--|---|
| Applicant's description of why they disagree with the Zoning Administrator's decision. Please use additional sheets if necessary. | ----- ----- ----- ----- ----- ----- ----- |
|--|---|

A simple majority of the Board of Adjustment membership is necessary to overturn or modify the decision of the Zoning Administrator.

Signatures

Applicant

Date

Property Owner, If Different From Applicant

Date

Zoning Administrator

Date